Development Analysis Methodology

The development analysis is used to determine developable land area for zoning districts within the region. The best data available was compiled for each of the communities and classified appropriately. These classifications are Residential, Commercial, Industrial, Mixed Use and Other (where the zoning does not fit one of the previously mentioned classifications). It is important to note that some small areas of overlap may have occurred from community to community at their boundaries. Additionally small 'sliver' areas may have been missing from a communities' zoning data. These 'sliver' areas were coded as "Other".

The first step in the analysis was to determine existing developed land. This data was developed from aggregated land use categories in the Land Use (2005) layer provided by MassGIS. The developed land categories are:

- Participation, spectator, and water-based recreation
- Commercial
- Industrial
- Transportation
- Waste Disposal
- Water
- Powerline/Utility
- Urban Public/Institutional
- Cemetery
- All residential categories.

By removing the developed land from the region, the remaining land can be considered undeveloped. The next step was to determine absolute development constraints. This data was developed by combining the following data layers (and sources):

- Slopes >25% (derived from MassGIS Digital Elevation Model (1:5,000))
- FEMA 100 Year Flood Zones (FEMA - MassGIS)
- DEP Zone A (DEP)
- DEP Zone I (DEP)
- Permanently Protected Open Space (MassGIS Protected and Recreational OpenSpace and MRPC member communities)
- Conservation Restrictions (MRPC member communities)
- Agricultural Preservation Restrictions (MRPC member communities)
- Rivers Protection Act 100 Foot Buffer (derived from MassGIS - MassDEP Hydrography (1:25,000))
- Watershed Protection Act 200 Foot Buffer (derived from MassGIS - MassDEP Hydrography (1:25,000))
- Wetlands Protection Act 50 Foot Buffer (derived from MassGIS - MassDEP Wetlands (1:12,000))

By removing the absolute development constraints from the undeveloped land, the remaining land can be considered developable. The next step was to determine partial development constraints. This data was developed by combining the following data layers:

- Slopes 16% - 25% (derived from MassGIS Digital Elevation Model (1:5,000))
- FEMA 500 Year Flood Zones (FEMA - MassGIS)
- DEP Zone IWPA (DEP)
- DEP Zone II (DEP)
- DEP Zone A (DEP)
- DEP Zone B (DEP)
- Limited Protection Open Space (MassGIS Protected and Recreational OpenSpace and MRPC member communities)
- Rivers Protection Act 200 Foot Buffer (derived from MassGIS - MassDEP Hydrography (1:25,000))
- Watershed Protection Act 400 Foot Buffer (derived from MassGIS - MassDEP Wetlands (1:12,000))

By removing the partial development constraints from the developable land we are able to determine both the developable land with partial development constraints and the developable land with no constraints.

Each of these areas- developed and undeveloped land, absolute and partial development constraints and developable lands was then broken down by community and zoning classification for analysis purposes.